

**Statistical Section**  
**(Unaudited)**

This section contains various financial, demographic and economic data related to the City, some of which is presented for the past ten years.

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**CITY OF ASHEVILLE**  
**GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION (a)**  
**LAST TEN FISCAL YEARS**  
**(DOLLARS IN THOUSANDS)**

<u>Fiscal Year Ended June 30,</u>	<u>General Government</u>	<u>Public Safety</u>	<u>Public Works (e)</u>	<u>Environmental Protection (c)</u>	<u>Human Services (f)</u>
1995	\$ 6,653	\$ 18,807	\$ 4,713	\$ 2,794	\$ 68
1996	7,596	20,161	5,922	3,161	30
1997	7,820	21,862	5,876	3,305	75
1998	8,834	22,647	5,794	3,623	103
1999	9,518	25,251	5,904	3,983	53
2000	10,764	26,553	5,716	4,225	534
2001	11,927	25,992	5,614	4,020	140
2002	11,443	27,185	5,225	4,780	244
2003	11,552	28,841	11,043	-	3,595
2004	8,637	29,621	11,625	-	3,391

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- (a) Includes General, Special Revenue and Capital Project Funds.  
(b) Includes Expendable Trust Funds from 1998 to 2001.  
(c) Included in General Government in 2003 and later.  
(d) Included in General Government prior to 2003.  
(e) Increase in expenditures due to internal service funds closed in 2003.  
(f) Included in capital outlay prior to 2003.

<u>Planning (d)</u>	<u>Engineering (d)</u>	<u>Culture and Recreation (b)</u>	<u>Capital Outlay (f)</u>	<u>General Debt Service</u>	<u>Total</u>
\$ -	\$ -	\$ 4,049	\$ 5,825	\$ 3,151	\$ 46,060
-	-	3,792	8,116	3,493	52,271
-	-	4,804	6,719	3,426	53,887
-	-	5,216	13,452	3,531	63,201
-	-	6,056	14,451	4,038	69,254
-	-	7,117	7,771	3,897	66,577
-	-	7,368	8,418	3,672	67,151
-	-	6,446	7,667	3,963	66,953
1,165	1,600	5,613	82	5,072	68,563
1,364	1,673	7,240	143	5,487	69,181

**CITY OF ASHEVILLE**  
**GENERAL GOVERNMENTAL REVENUES BY SOURCE (a)**  
**LAST TEN FISCAL YEARS**  
**(DOLLARS IN THOUSANDS)**

<u>Fiscal Year Ended June 30,</u>	<u>Taxes</u>	<u>Licenses and Permits</u>	<u>Inter- govern- mental</u>	<u>Charges for Services(d)</u>	<u>Investment Earnings</u>	<u>Miscel- laneous(b)</u>	<u>Total</u>
1995	\$ 32,113	\$ 1,350	\$ 10,671	\$ 3,342	\$ 1,064	\$ 508	\$ 49,048
1996	33,734	1,933	13,451	4,413	1,185	719	55,435
1997	35,371	1,905	10,840	4,416	1,534	1,052	55,118
1998	36,671	2,661	12,597	3,834	1,797	914	58,474
1999(c)	34,713	3,691	15,947	4,127	1,490	1,189	61,157
2000(c)	36,141	4,133	16,522	4,861	1,066	1,124	63,847
2001(c)	38,757	4,673	17,013	4,947	1,027	1,174	67,591
2002(c)	40,046	4,417	13,584	5,103	439	1,733	65,322
2003	46,248	4,406	13,791	9,064	437	1,117	75,063
2004	49,714	5,074	13,336	6,933	181	1,303	76,541

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- (a) Includes General, Special Revenue and Capital Projects Funds.  
(b) Includes Expendable Trust Funds from 1998 to 2001.  
(c) Franchise and Intangibles taxes reported as an Intergovernmental revenue.  
(d) Internal service funds were closed in 2003. Charges to employees under the City's self-insurance program are now recorded in the General Fund.

**CITY OF ASHEVILLE**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**LAST TEN FISCAL YEARS**  
**(DOLLARS IN THOUSANDS)**

<u>Fiscal Year Ended June 30,</u>	<u>Total Tax Levy</u>	<u>Current Tax Collec- tions</u>	<u>Percent of Levy Collected</u>	<u>Delin- quent Tax Collec- tions</u>	<u>Total Tax Collec- tions</u>	<u>Ratio of Total Tax Collec- tions to Total Tax Levy</u>	<u>Out- standing Delin- quent Taxes</u>	<u>Ratio of Delin- quent Taxes to Total Tax Levy</u>
1995	\$ 20,192	\$ 19,350	95.8%	\$ 589	\$ 19,939	98.7%	\$ 1,693	8.4%
1996	20,903	20,041	95.8	620	20,661	98.8	1,521	7.3
1997	21,881	21,083	96.4	610	21,693	99.1	1,105	5.1
1998	22,146	21,770	98.3	460	22,230	100.4	1,177	5.3
1999	25,099	24,761	98.7	228	24,989	99.6	1,096	4.4
2000	25,628	25,272	98.6	282	25,554	99.7	1,128	4.4
2001	28,033	27,696	98.8	169	27,865	99.4	961	3.5
2002	28,936	28,571	98.7	131	28,571	98.7	720	2.5
2003	33,118	32,641	98.6	372	33,013	99.7	717	2.2
2004	34,273	33,921	99.0	696	34,617	101.0	286	0.8

**CITY OF ASHEVILLE**  
**ASSESSED VALUE OF TAXABLE PROPERTY**  
**LAST TEN FISCAL YEARS**  
**(DOLLARS IN THOUSANDS)**

Fiscal Year Ended June 30,	Assessed Value(a)			
	Real Property	Personal Property	Public Service Companies	Total
1995(b)	\$ 2,660,795	\$ 460,616	\$ 143,639	\$ 3,265,050
1996	2,661,357	441,227	148,281	3,250,865
1997	2,716,140	490,672	158,561	3,365,373
1998	2,798,060	875,801	154,126	3,827,987
1999	3,645,188	946,990	170,444	4,762,622
2000	3,705,211	995,313	186,662	4,887,186
2001	3,816,132	1,038,783	187,891	5,042,806
2002	3,957,640	1,083,618	170,125	5,211,383
2003	5,095,408	1,076,223	158,102	6,329,733
2004	5,280,811	1,097,149	158,730	6,536,690

(a) Source: Buncombe County Tax Assessor

The levy of property taxes each year is based on the assessed value of taxable property as of January 1 preceding the beginning of the fiscal year on July 1. All taxable property was assessed at one hundred percent (100%) of its estimated actual value at time of revaluation. Revaluation of real property is required by statute at least once every eight years, but is done every four years in Buncombe County. The most recent revaluation was completed for the 2002 levy which is reflected in June 30, 2003 and 2004 calculations.

(b) Fiscal year 1995 includes discoveries, late listings and penalties. The actual total assessed value for 1995 was \$2,710,387.

**CITY OF ASHEVILLE  
PROPERTY TAX RATES(a)  
DIRECT AND OVERLAPPING GOVERNMENTS  
(PER \$100.00 OF ASSESSED VALUE)  
LAST TEN FISCAL YEARS**

<u>Fiscal Year Ended June 30,</u>	<u>City of Asheville</u>	<u>County of Buncombe</u>	<u>Asheville School District</u>	<u>Maximum Combined Rate</u>
1995	\$ 0.57	\$ 0.73	\$ 0.21	\$ 1.51
1996	0.57	0.73	0.21	1.51
1997	0.57	0.73	0.21	1.51
1998	0.57	0.73	0.21	1.51
1999	0.52	0.63	0.20	1.35
2000	0.56	0.63	0.20	1.39
2001	0.56	0.63	0.20	1.39
2002	0.53	0.59	0.20	1.32
2003	0.53	0.59	0.20	1.32
2004	0.53	0.59	0.20	1.32

(a) Source: Buncombe County Tax Collector

**CITY OF ASHEVILLE  
PRINCIPAL TAXPAYERS(a)  
JUNE 30, 2004  
(DOLLARS IN THOUSANDS)**

<u>Taxpayer</u>	<u>Type of Business</u>	<u>2003 Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
Jack Tar Hotel	Hotel/Convention Center	\$ 80,365	1.23%
Carolina Power and Light	Utilities	58,723	0.90
Bell South	Communications	57,500	0.88
Asheville LLC	Retail Shopping Mall	56,830	0.87
Ingles Markets	Supermarkets	46,765	0.72
Biltmore Square	Retail Shopping Mall	34,481	0.53
Colband	Industrial	22,670	0.35
Pechiney Plastic Packaging, Inc.	Industrial	20,281	0.31
CRIT-NC LLC	Apartments	18,554	0.28
Simpson Financing Limited Partnership	Apartments	18,111	0.28
<b>Total</b>		<b>\$ 414,280</b>	<b>6.34%</b>

(a) Source: Buncombe County Tax Assessor



**CITY OF ASHEVILLE**  
**COMPUTATION OF LEGAL DEBT MARGIN -**  
**DIRECT AND OVERLAPPING BONDED DEBT**  
**JUNE 30, 2004**

Legal Debt Margin Computation

Assessed value - January 1, 2003		\$ 6,536,690,255
Debt limit - Eight (8) percent of assessed value		\$ 522,935,220
Total Bonded Debt	\$ 62,480,685	
Less: Revenue Bonds	44,090,000	18,390,685
Legal debt margin at June 30, 2004		\$ 504,544,535

Overlapping Debt - County of Buncombe

County assessed value - January 1, 2003	\$ 17,220,932,758
City valuation as a percent of County valuation (a)	37.96%

Jurisdiction	Net General Obligation Bonded Debt Outstanding	Percentage Applicable to Government	Amount Applicable to Government
Direct:			
City of Asheville (b)	\$ 9,101,212	100.00%	\$ 9,101,212
Overlapping:			
County of Buncombe	106,350,000	37.96	40,368,139
Total	\$ 115,451,212		\$ 49,469,351

- (a) Percentage of direct and overlapping debt is based on 2003 assessed valuation of Buncombe County as compared to the 2003 assessed valuation of the City of Asheville.
- (b) Excluding general obligation bonds reported in the Enterprise Funds of the City of Asheville.

**CITY OF ASHEVILLE**  
**RATIO OF NET GENERAL OBLIGATION BONDED DEBT TO ASSESSED**  
**VALUE AND NET GENERAL OBLIGATION BONDED DEBT PER CAPITA**  
**LAST TEN FISCAL YEARS**  
**(DOLLARS IN THOUSANDS)**

<u>Fiscal Year Ended June 30,</u>	<u>Assessed Value of Taxable Property(a)</u>	<u>Gross Debt</u>	<u>Less Non-Bonded Debt</u>	<u>General Obligation Bonded Debt</u>
1995	\$ 3,265,050	\$ 55,454	\$14,094	\$ 41,360
1996	3,250,865	51,550	12,985	38,565
1997	3,365,373	47,770	11,990	35,780
1998	3,827,987	63,707	30,707	33,000
1999	4,762,622	67,257	35,867	31,390
2000	4,887,186	58,384	29,954	28,430
2001	5,042,806	55,346	27,901	27,445
2002	5,211,383	52,950	28,550	24,400
2003	6,329,733	49,839	28,474	21,365
2004	6,536,690	45,506	27,141	18,365

(a) Source: Buncombe County Tax Assessor

(b) Official estimate from City of Asheville Planning Department.

<u>Less Statutory Exemptions</u>	<u>Net General Bonded Debt</u>	<u>Ratio of Net Bonded Debt to Assessed Value</u>	<u>Population(b)</u>	<u>Net Bonded Debt Per Capita</u>
\$ 24,200	\$ 17,160	.53%	\$ 67,848	\$ 253
22,675	15,890	.49	68,509	232
21,150	14,630	.43	68,339	214
19,625	13,375	.35	68,500	195
18,641	12,749	.27	68,133	187
16,692	11,738	.24	68,570	171
14,637	12,808	.25	68,889	186
12,582	11,818	.23	69,726	169
10,877	10,488	.17	71,448	147
9,264	9,101	.14	72,669	125

**CITY OF ASHEVILLE**  
**RATIO OF ANNUAL DEBT SERVICE EXPENDITURES**  
**FOR GENERAL OBLIGATION BONDED DEBT (a)**  
**TO TOTAL GENERAL GOVERNMENTAL EXPENDITURES**  
**LAST TEN FISCAL YEARS**  
**(DOLLARS IN THOUSANDS)**

<u>Fiscal Year Ended June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Total General Government Expenditures(b)</u>	<u>Percent of Debt Service To General Governmental Expenditures</u>
1995	\$ 1,648	\$ 1,503	\$ 3,151	\$ 46,060	6.8%
1996	2,101	1,392	3,493	52,271	6.7
1997	2,079	1,348	3,427	53,887	6.4
1998	2,458	1,073	3,531	63,201	5.6
1999	2,313	1,706	4,038	69,254	5.8
2000	2,418	1,479	3,897	66,577	5.9
2001	2,245	1,427	3,672	67,151	5.5
2002	2,471	1,492	3,963	66,953	5.9
2003	3,604	1,468	5,072	68,563	7.4
2004	4,119	1,367	5,486	69,181	7.9

(a) General obligation bonds reported in the Enterprise Funds have been excluded.

(b) Includes General, Special Revenue, Capital Projects and Permanent Funds.

**CITY OF ASHEVILLE  
DEMOGRAPHIC STATISTICS  
LAST TEN FISCAL YEARS**

<u>Fiscal Year Ended June 30.</u>	<u>Estimated Population(a)</u>	<u>Per Capita Income(b,c,e)</u>	<u>Employment Total(d)</u>	<u>Unem- ployment Rate(b,e)</u>	<u>Effective Buying Income Per Household(b,c)</u>	<u>School Average Daily Membership</u>
1995	67,848	\$ 15,527	102,748	3.8%	\$ 27,420	4,498
1996	68,509	14,269	109,601	3.3	24,488	4,525
1997	68,339	-	114,071	3.1	-	4,409
1998	68,500	14,834	111,495	2.8	25,580	4,217
1999	68,133	20,444	111,735	2.3	36,585	4,216
2000	68,570	-	113,946	2.7	-	4,030
2001	68,899	25,847	114,167	3.6	28,293	3,937
2002	69,726	-	111,677	4.8	-	3,904
2003	71,448	-	116,161	4.0	32,772	3,864
2004	72,669	-	117,896	3.5	-	3,826

**Data Sources:**

- (a) NC Department of Administration; City of Asheville Planning Department
- (b) Asheville Area Chamber of Commerce; NC Employment Security Commission;  
NC State Data Center, Office of State Planning
- (c) For years where no information is shown, the information is not available.
- (d) Asheville Metropolitan Statistical Area (MSA)
- (e) Buncombe County data-separate data for  
City of Asheville unavailable.

**CITY OF ASHEVILLE**  
**CONSTRUCTION ACTIVITY AND BANK DEPOSITS**  
**LAST TEN CALENDAR YEARS**  
**(DOLLARS IN THOUSANDS)**

Calendar Year	Commercial Construction(a)		Residential Construction(a)		Bank Deposits(b,c)
	Number of Permits	Value	Number of Permits	Value	
1994	66	\$ 20,557	152	\$ 15,685	\$ 1,730,914
1995	60	15,040	143	14,040	1,750,269
1996	73	26,728	167	17,975	1,375,761
1997	52	14,213	192	30,169	1,463,087
1998	53	10,420	280	43,799	2,032,201
1999	122	38,654	192	25,025	2,409,337
2000	109	43,911	240	29,507	2,644,537
2001	111	29,034	274	31,905	2,610,754
2002	102	38,950	280	34,118	2,844,261
2003	113	39,076	298	35,136	2,857,552

**Data Sources:**

- (a) City of Asheville Building Safety Department.
- (b) Federal Deposit Insurance Corporation report provided by Wachovia Bank.
- (c) FDIC report redesigned in 1996 to only include banks with an Asheville mailing address.

**CITY OF ASHEVILLE**  
**MISCELLANEOUS STATISTICS**  
**JUNE 30, 2004**

Date of incorporation	1883
Form of government	Council/Manager
Number of employees	919
Area in square miles	43.13
City of Asheville facilities and services:	
Miles of streets	281.16
Number of street lights	12,531
Number of traffic lights	218
Culture and recreation:	
Community centers	11
Parks and playgrounds	55
Park acreage	728
Swimming pools	2
Tennis courts	22
Fire protection:	
Number of stations	9
Number of fire personnel and officers	207
Number of calls answered	12,049
Number of inspections conducted	4,474
Police protection:	
Number of stations / Resource Centers	1/6
Number of police personnel and officers	235
Number of patrol districts	5
Number of calls for service	87,343
Number of law violations:	
Uniform Crime Report Part I Crimes reported	5,892
Uniform Crime Report Part II Crimes reported	3,978
Part I crime cases cleared by arrest	1,230
Accidents investigated	6,840
Water system:	
Miles of water mains	1,550
Number of service connections	47,290
Number of fire hydrants	6,000
Daily average consumption in gallons	21,400,000
Maximum daily capacity of plants in gallons	41,000,000
Number of treatment plants	3
Facilities and services not included in the reporting entity:	
Education:	
Number of elementary schools	5
Number of elementary school instructors	153
Number of middle schools	1
Number of middle school instructors	61
Number of secondary schools	1
Number of secondary school instructors	98
Number of community colleges	1
Number of universities	1
Hospitals:	
Number of hospitals	2
Number of patient beds (includes VA nursing home)	1,032

**CITY OF ASHEVILLE  
WATER SYSTEM STATISTICS (a)  
WATER CUSTOMERS  
LAST TEN FISCAL YEARS**

<u>Fiscal Year Ended June 30,</u>	<u>Single Family Residential</u>	<u>Multi- Family Residential</u>	<u>Commercial/ Industrial</u>	<u>Total</u>
1995	35,546	997	3,534	40,077
1996	35,874	1,128	3,625	40,627
1997	36,475	1,130	3,710	41,315
1998	37,418	1,162	3,771	42,351
1999	37,734	1,414	3,901	43,049
2000	38,114	1,422	3,927	43,463
2001	38,936	1,419	3,961	44,316
2002	39,808	1,439	4,086	45,333
2003	40,726	1,475	4,006	46,207
2004	41,575	1,488	4,057	47,120

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(a) City of Asheville Water Resources Department



**CITY OF ASHEVILLE  
PRINCIPAL WATER CUSTOMERS (a)  
FOR THE YEAR ENDED JUNE 30,2004**

<u>Customer</u>	<u>Type of Business</u>	<u>Consumption</u>	<u>Revenue</u>	<u>Percentage of Total Water Revenues</u>
Anvil Knitwear	Dying/Finishing	567,284	\$ 721,850	3.17 %
Colbond	Textile	284,354	371,017	1.63
Lustar	Dying/Finishing	140,708	192,790	.85
Mission St. Joseph Hospital	Hospital	131,061	253,715	1.11
Town of Woodfin	Wholesale - Township	89,806	128,175	.56
Town of Biltmore Forest	Wholesale - Township	87,606	148,357	.65
Grove Park Inn	Resort	72,993	158,690	.70
Milkco	Food Processing	67,388	102,901	.45
Charles D Owen	Dying/Finishing	65,554	99,705	.44
V A Hospital	Hospital	51,447	106,260	.47
Biltmore Estate	Leisure and Hospitality	46,073	75,548	.33
SouthEastern Container	Manufacturing	32,131	75,565	.33

(a) City of Asheville Water Resources Department

**CITY OF ASHEVILLE  
WATER SYSTEMS STATISTICS (a)  
HISTORICAL DEMAND  
LAST TEN FISCAL YEARS**

	1995(b)	1996	1997	1998	1999	2000	2001	2002	2003	2004
<b>Residential</b>										
<b>Single Family</b>										
Total # of Accounts	35,546	35,874	36,475	37,418	37,734	38,114	38,936	39,808	40,726	41,575
Total # of Bills	-	209,952	218,850	224,508	241,369	228,684	233,616	234,717	238,335	246,672
Annual Usage Volume	-	2,544,757	2,652,607	2,802,462	2,684,919	2,656,970	2,651,286	2,574,760	2,672,756	2,570,229
<b>Residential</b>										
<b>Multi Family</b>										
Total # of Accounts	997	1,128	1,130	1,162	1,414	1,422	1,419	1,439	1,475	1,488
Total # of Bills	-	7,152	7,255	7,460	9,356	8,901	8,788	8,981	9,152	9,746
Annual Usage Volume	-	777,170	788,362	823,317	911,812	945,709	938,554	919,895	967,081	958,236
<b>Non-Residential</b>										
Total # of Accounts	3,534	3,625	3,710	3,771	3,901	3,927	3,961	4,086	4,006	4,057
Total # of Bills	-	23,350	24,178	24,575	25,387	24,528	23,984	23,722	24,355	26,109
Annual Usage Volume	-	3,882,114	4,019,775	4,170,457	3,867,642	3,264,883	3,090,454	3,116,198	3,355,708	3,389,719

(a) City of Asheville Water Resources Department.

(b) Where no information is shown, the information is unavailable.

CITY OF ASHEVILLE  
WATER SYSTEM  
NET INCOME PROJECTIONS AND INCOME AVAILABLE FOR DEBT SERVICE  
LAST FIVE FISCAL YEARS

	2000	2001	2002	2003	2004
<b>Net Income Projections</b>					
Operating Revenues:					
Billing charge revenues	\$ 1,300,488	\$ 1,285,978	\$ 1,281,639	\$ 1,312,997	\$ 1,364,605
Volume charge revenues	16,964,191	17,663,735	18,102,462	18,880,139	18,650,881
Other operating revenues	<u>1,517,740</u>	<u>1,771,851</u>	<u>2,018,651</u>	<u>2,449,492</u>	<u>2,779,049</u>
Subtotal Operating Revenues	19,782,419	20,721,564	21,402,752	22,642,628	22,794,535
Operating expenses before depreciation					
Operation and maintenance expenses	<u>(12,187,465)</u>	<u>(12,616,388)</u>	<u>(13,273,751)</u>	<u>(13,649,164)</u>	<u>(14,689,600)</u>
Operating income before depreciation	7,594,954	8,105,176	8,129,001	8,993,464	8,104,935
Depreciation	<u>(2,777,220)</u>	<u>(3,300,023)</u>	<u>(3,453,808)</u>	<u>(3,456,256)</u>	<u>(3,662,517)</u>
Operating Income	4,817,734	4,805,153	4,675,193	5,537,208	4,442,418
Nonoperating revenues:					
Investment income	299,342	149,342	561,319	-	-
Nonoperating expenses:					
Bond interest expense	<u>(1,157,618)</u>	<u>(2,938,684)</u>	<u>(3,461,924)</u>	<u>(3,116,929)</u>	<u>(3,085,313)</u>
Net income	<u>\$ 3,959,458</u>	<u>\$ 2,015,811</u>	<u>\$1,774,588</u>	<u>\$ 2,420,279</u>	<u>\$ 1,357,105</u>
<b>Income Available for Debt Service</b>					
Net income	\$ 3,959,458	\$ 2,015,811	\$1,774,588	\$ 2,420,279	\$ 1,357,105
Adjustments:					
Depreciation	2,777,220	3,300,023	3,453,808	3,456,256	3,662,517
Nonoperating expenses	1,157,618	2,938,684	3,461,924	3,116,929	3,085,313
Payment in lieu of taxes (a)	<u>1,485,629</u>	<u>1,036,078</u>	<u>1,082,823</u>	<u>1,139,958</u>	<u>1,135,435</u>
Income available for debt service	<u>\$ 9,379,925</u>	<u>\$ 9,290,596</u>	<u>\$ 9,773,143</u>	<u>\$ 10,133,422</u>	<u>\$ 9,240,370</u>

(a) Included in operating expenses and transfers from the Authority to the City and County at the end of the year for payment in lieu of taxes. City in lieu of taxes is determined as approximately 5.0% of total revenues, and County in lieu of taxes is determined as 2.5% of total revenues. These payments would be subordinate to debt service payments on senior and existing debt. As a result, these funds would be made available for debt service coverage should they be needed.